



**HISTORIC LANDMARKS COMMISSION
SPECIAL MEETING SYNOPSIS**

WEDNESDAY, NOVEMBER 26, 2003

**12:00 P.M. – 1:00 P.M.
City Hall Annex, Room 400
801 North First Street
San Jose, CA**

COMMISSION MEMBERS

**GLORIA SCIARA, CHAIR
STEPHEN POLCYN, VICE CHAIR**

**AVELINO LEGASPI
MICHAEL YOUMANS**

**SANDRA PAIM
JUSTINE LEONG**

EDWARD JANKE

**STEPHEN M. HAASE, AICP, DIRECTOR
DEPARTMENT OF PLANNING, BUILDING AND CODE ENFORCEMENT**

NOTE

To arrange an accommodation under the Americans with Disabilities Act to participate in this public meeting, we ask that you call (408) 277-4576 (VOICE) or (408) 998-5299 (TTY) at least two business days before the meeting.

NOTICE TO THE PUBLIC

Good evening, my name is **Gloria Sciara**, and I am the Chair of the Historic Landmarks Commission. On behalf of the Commission, I would like to welcome you to tonight's meeting. I will now call to order the **November 26, 2003** meeting of the Historic Landmarks Commission. Please remember to turn off your cell phones and pagers.

When addressing the Commission, please approach the Commission, identify yourself and state your address for our records. After you have finished speaking, please write your name and address on the speaker's list at the table.

The procedure for public hearings is as follows:

- After the staff report, applicants may make a five-minute presentation.
- Anyone wishing to speak in favor of the proposal should prepare to come forward. Each speaker will have two minutes.
- After the proponents speak, anyone wishing to speak in opposition should prepare to come forward. Each speaker will have two minutes.
- Commissioners may ask questions of the speakers. These questions will not reduce the speaker's time allowance.
- The Commission will then close the public hearing. The Historic Landmarks Commission will take action on the item.

If a Commissioner would like a topic to be addressed under one of the Good and Welfare items, please contact Planning staff in advance of the Commission meeting.

An agenda and a copy of all staff reports have been placed on the table for your convenience.

AGENDA

ORDER OF BUSINESS

12:00 to 1:00 P.M. SESSION

1. ROLL CALL

(5-0-2) YOUMANS and LEONG, ABSENT

2. PUBLIC HEARINGS

A. DISCUSSION REGARDING PLANNING COMMISSION RECOMMENDATIONS TO THE CITY COUNCIL ON PDC 02-086 PLANNED DEVELOPMENT REZONING FROM IP-INDUSTRIAL PARK ZONING DISTRICT TO IP (PD) PLANNED DEVELOPMENT DISTRICT TO ALLOW APPROXIMATELY 222,673 SQUARE-FEET OF COMMERCIAL USES ON A 18.75 GROSS-ACRE SITE FOR THE LOWE'S HOME IMPROVEMENT WAREHOUSE LOCATED ON THE SOUTHEAST CORNER OF BLOSSOM HILL AND COTTLE ROADS.

Courtney Damkroger gave the background on the project, noting that the **Planning Commission** recommended that the City Council conditionally approve the Planned Development Rezoning with the following conditions of approval:

1. Preserve the majority of Building 025 and involve the Historic Landmarks Commission in assessing the project's site design.
2. Reduce the overall on-site parking from 855 parking spaces to approximately 500 parking spaces.
3. Preserve as many trees as possible.

The Planning Commission also noted the need to have a complete citywide inventory of all industrial buildings, in particular, the early hi-tech era of San Jose and the Silicon Valley.

RECOMMENDATION

STAFF IS RECOMMENDING THAT THE HISTORIC LANDMARKS COMMISSION APPROVE THE APPOINTMENT OF ONE OR MORE REPRESENTATIVES TO SPEAK ON BEHALF OF THE COMMISSION AT THE DECEMBER 2, 2003 CITY COUNCIL MEETING AND ANY OTHER MEETINGS RELATED TO THE ISSUE.

VICE CHAIR POLCYN QUESTIONED THE RECOMMENDATION REGARDING REMOVAL OF PART OF BUILDING #25, STATING IT IS LIKELY TO NO LONGER QUALIFY FOR THE CALIFORNIA AND NATIONAL REGISTERS.

Chair Sciara said the historic resource survey was a good idea, but that the Commission doesn't want to offer the loss of the building, when viable alternatives exist.

Commissioner Paim noted that if the footprint of the proposed Lowe's building were smaller, as it is in the 2-story alternative, the historic building could be saved. Lowe's should adjust its standard model.

PUBLIC COMMENT

Judi Henderson of PAC SJ said that the Planning Commission Hearing testimony went well, but that now the entire building needs to be saved. PAC SJ will hire a professional consultant to evaluate the impact to the resource of partial demolition. She wanted to clarify PAC SJ's position that the preservation community doesn't want a museum for this site; rather they are advocating re-use of the building. Referring to drawings distributed at the Planning Commission and Historic Landmarks Commission meeting, Alternative 3 provides for both the proposed Lowe's Building and IBM Building #25. PAC SJ is pleased with the Planning Commission recommendation to reduce parking. In conclusion, Henderson stated PAC SJ's preference that IBM Building #25 be retained in its entirety with the Lowe's building.

Jim Cogan of Councilmember LeZotte's office spoke to state concerns regarding the loss of trees and asked the Commission to recommend mitigation beyond what the DEIR currently recommends.

CLOSE of PUBLIC COMMENT

Commissioner Paim responded that she can't support the removal of the building, or any part of the building, and would like to see a portion of the site retained as well.

Commissioner Legaspi concurred. This is not just a building, but represents the transformation of Santa Clara Valley from an agricultural to a technological economy—this is why the area is now called Silicon Valley.

Commissioner Paim stated that photo-documentation would not replace the inspiration provided by Building #25. It is the critical link to the development of the computer industry that gives Silicon Valley its place in the world.

Commissioner Janke also concurred. Keeping part of it would be like chopping three fingers off of a hand. Photo documentation is not mitigation. Commissioner Janke noted the influence of IBM on San Jose's development, and stated that the HLC should stand for keeping the building and allowing it to have a new use. The loss of some trees is alright, given that another tree can be planted, but another Building #25 cannot.

Chair Sciara also concurred. Lowe's and the decision makers do not understand or appreciate modern architecture. Scholarship is catching-up to its significance, but buildings are being felled quickly. Likening the contribution to San Jose's development

from IBM and Building #25 to Henry Ford's influence at the turn of the century or the railroad to modern industry, Sciara stated that the loss of Building #25 would be a long-term mistake for the City. City decision makers are responsible to make decisions for the future of generations. A 1-story Lowe's building could co-exist with the rehabilitated, re-used and leased-out historic building.

Commissioner Janke noted that this building represents IBM's design and philosophical legacy. IBM's corporate identity was to create buildings that were at the forefront of architectural design.

Commissioner Paim questioned whether Lowe's buildings would last 30 years or more.

Vice Chair Polcyn noted that the almost 19-acre site could accommodate both the historic building and a 1-story warehouse. The overlap of square footage indicated in the Draft EIR is very small, perhaps 1,000 square feet. It is absurd to suggest that the buildings can't co-exist. The architect needs to look at alternative solutions. In the world of politics, the Commission should stand firm about saving the building, and should be clear that the City needs funding to do comprehensive historic survey work of these kinds of resources.

Chair Sciara summarized the Commission's consensus that no part of Building #25 should be removed and that Lowe's and Building #25 can and should co-exist.

COMMISSIONER PAIM MADE A MOTION TO ALLOW HLC TO PRESENT THEIR COMMENTS REGARDING IBM BUILDING 025 AND TO ALLOW UP TO ALL SEVEN COMMISSIONERS TO SPEAK ON THE ISSUE AT THE DECEMBER 2, 2003 COUNCIL MEETING AND ALL SUBSEQUENT MEETINGS ON THE ISSUE.

APPROVED (5-0-2 YOUMANS, LEONG ABSENT)

VICE CHAIR POLCYN MADE A MOTION TO STATE THAT THE HLC COLLECTIVELY FEELS THAT THE MITIGATION IN THE EIR IS INADEQUATE AND SHOULD INCLUDE FUNDING AS DETERMINED BY STAFF TO SUPPORT THE COSTS OF DETAILED, INTENSIVE LEVEL SURVEY WORK CITYWIDE PURSUANT TO THE PLANNING COMMISSION RECOMMENDATIONS INCLUDED IN THE 11-20-03 STAFF REPORT TO THE HLC. APPROVED (5-0-2 YOUMANS, LEONG ABSENT)

3. ADJOURNMENT

APPROVED (5-0-2, YOUMANS and LEONG, ABSENT)

2003 HISTORIC LANDMARKS COMMISSION MEETING SCHEDULE

| DATE | TIME | TYPE OF MEETING | LOCATION |
|-------------------|-------------|------------------------|-----------------|
| December 3, 2003 | 6:00 p.m. | Regular Meeting | Room 205 |
| December 17, 2003 | 12:00 p.m. | Design Review Meeting | Room 400 |

HISTORIC LANDMARKS AGENDA ON THE WEB:

<http://www.ci.san-jose.ca.us/planning/sjplan/Hearings/hearings2003.htm>